

Arlington Historical Commission
Minutes for the Meeting of
Tuesday, June 2, 2020
Remote Participation Meeting, 7:30pm

1. Call to Order: Commissioners Dianne Schaefer, Pamela Meister, Eric Stange, Patrick Guthrie, Michael Gervais (was not present when voting on motions) and Chair, JoAnn Robinson.
2. Review of protocols for remote meetings and hearings.
3. Review of minutes: No minutes reviewed.
4. Communications Received: No report.
5. Reports of other Town Boards and Historical Organizations
 - a. Arlington Preservation Fund (Guthrie, Schaefer)- No report.
 - b. Arlington Historical Society (Meister)- No report.
 - c. Arlington Historic Districts Commission (Robinson)- No report.
 - d. Community Preservation Act Committee (Robinson)-No report.
 - e. Arlington Historic Resources Working Group (Schaefer, Robinson) –No report.

Historical Commission FY 2020 Budget- Nothing to report.

5. Projects Proceeding under Hearings and Approvals:
 - a. 3-11 Lakeview Street 4/16 Schaefer/Robinson- Stop Work Order
 - b. 39 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - c. 43 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - d. 36 Draper Avenue 4/18 Schaefer- Work is complete and interested in House Marker sign.
 - e. 32 Kensington Road 5/18 Guthrie- No report.
 - f. 21 Teel Street 12/18 Guthrie- No report.
 - g. 44 Kensington Road 5/19 Stange- No report.
 - h. 44 Lockeland Road 11/19 Gervais- No report.
 - i. 151 Warren Street 11/19 Guthrie/Stange- No report.
 - j. 83 Orvis Road 1/20 Schaefer-Work is complete.
 - k. 71 Park Avenue 6/20 Stange- Added tonight following formal hearing.
 - l. 20 Bartlett Avenue 6/20 Schaefer- Added tonight following formal hearing.
 - m. 18 Churchill Avenue 6/20 Robinson/Stange- Added tonight following formal hearing.

It was determined at this meeting that work in completed and a monitor is no longer required for 36 Draper Avenue and 83 Orvis Road.

6. Continuing Projects

- a. Whittemore Robbins House (and outbuildings)- No report.
- b. Arlington Civic Block Garden: Robinson –No report
- c. Education/Outreach: Robinson – No report.
- d. Historic House Markers: House Marker interest from residents of 36 Draper Avenue.
- e. Town Hall: No report.
- f. Web Site: Stange – No report.

7. Discussion and Hearings:

7:50pm Formal Sign Hearing for 683 Massachusetts Street. Design for the sign presented by Kelly Baker. Commissioner Guthrie made a motion to approve the sign for Code Ninjas as submitted. All voted in favor by a roll call vote.

8:00pm Formal Sign Hearing for 71 Park Avenue. Design plans presented by owner. A 12” by 14” PVC sign for Abbotts Frozen Custard will be mounted into architectural sign band of building. There will also be a projecting sign. Lighting features to be determined. Commissioner Stange made a motion to approve the sign plan as presented. All voted in favor by a roll call vote.

A motion was made by Commissioner Stange to adopt the plan as presented for 29 Churchill Avenue. All Commissioners voted in favor. Eric Stange will be the monitor for the project. The hearing ended at 8:12pm.

8:10pm Formal Hearing for 20 Bartlett Avenue: Presenters are homeowners: Brian and Sara Brennan. The vinyl siding has been removed. The plan is to remove existing cedar clapboard shingles and replace with cedar or hemlock clapboard shingles and preserve the original style and look of the house. The octagonal shaped shingles along the gable layer of the house will be replicated. All window sills need to be redone and the plan is to use PVC material. Lattice work to will be like for like to repair holes. The gutters will be rerouted and replaced with aluminum replacement downspouts. Commissioner Schaefer made a motion to accept the proposal to replace siding on the house to match existing and trim around the windows as appropriate for this style of house to be approved by the monitor. Discussion followed the motion to clarify. Commissioner Guthrie stated that we are approving that the trim around the windows is a PVC material. There is a good ghosting pattern to determine the width of the historic trim and the shadow of the sills. We encourage that the belt course between the clapboard and the shingle level will be in wood. The amended motion was approved unanimously by a roll call vote.

Commissioner Schaefer will be the monitor for this project.

8:30pm Formal Hearing for 18 Churchill Avenue with presenters: Bob Annese, John Carney, contractor and Christine Carney and Michael Aveni, architect. The presentation included a brief history of the property. The plan for the property (8269 square feet) is to have two adjoining townhouses and to remove the garage. The removal of the garage will

allow for the foundation to be expanded resulting in the back of the house being squared off. The current aluminum siding will be replaced with vinyl siding. The vestibule plan is to slide this to the middle. The window positions on the front and sides and back will have some changes. The parts of the house that are preserved are the front façade, existing south façade with chimney, existing north façade, and the two dormers will be replicated. An observation by the Commission is that the floor plan drawings and the 3rd party renderings do not match. It was confirmed by the Michael Aveni, architect, that the renderings are inaccurate and to refer to his drawings regarding the window design and to establish what the Commission is referring to when making its motion. Porch will be enclosed on the back of the house. The dormers will remain in the same place. Window proportions questioned: The openings will remain the same size. The roof will be removed, dormers replaced like for like. The roof will be raised the ridge will be in the middle. It would be helpful to get a rendering that is true to what the plans are. In order to be able to see what is happening in the project, it is helpful to have the correct proportions as a guide. The lights for the windows will be 6 over 1. Mr. Davison present as a neighbor from 22 Churchill Avenue. Curious about siding that is being used, whether the vestibule can remain as is, driveway plans, fanlight. The driveway will remain as is adjacent to Mr. Davison's house. Have you considered matching the siding to the neighboring houses?

Motion by Patrick Guthrie: Move to accept the proposed work as presented with the following modifications: that the dormers will be constructed as exact replicas as what is there, prior to determining the exposure of the siding material that some of the aluminum siding is removed to so that we can determine what the original exposure was, that the moved vestibule will replicate in detail the existing vestibule with the windows on the side, the cornice, the cornice return, the half arc over the top, and the fanlight above the door, and then the sidelights to the entry door. The fenestration, the windows will be 6 over 1 sash mimicking the predominant sash in the neighborhood adjacent. The rake and cornice returns on the gable will be replicated at the back with the new gable, so you will have symmetry at the front and the back. The foundation exposure material on the rear will blend as best as possible with the exposed concrete on the rest of the building. The monitor will review the exposure of the material underneath and the treatment of the corners of the house in transitions. There is extreme latitude with respect to the shutters. JoAnn amended with this addition: The garage can be demolished.

2nd by Dianne Schaefer.

Roll call vote resulted in unanimous approval of the motion.

Monitor: JoAnn Robinson. Will also call on Eric Stange for assistance.

JoAnn Robinson requested a new rendering.

Presentation for Robbins Library: Andrea Nicolay, Director of the Robbins Library and Arno architect and designer. Phase 1A: exterior work. Prevent water leaks and front stair repair.

Overview of the site shown on slides. Involves work at the original 1890s and 1930s addition. The main entrance of the 1890s: crack repair. Sandstone blocks need repair with a restoration mortar you can match the stone exactly. Reseal the joints of the granite stairs. Pack with new

mortar and seal the joints with urethane sealant. 1930s: select repair at the sills, with Cathedral stone mortar mix. Rear side of the 1890s building: crack repair. Back side of the 1930s building: sill repair, patching of spalls, replace a cast stone window ledge. The sills will be patched.

1990s Building: Not in project.

1930s Building: One of the heads will be fully replaced.

Mass Ave. Elevation: Limited work on this elevation.

This presentation was arranged in order for the Commissioners to have knowledge about the work that will be taking place at the library.

If you receive any questions about what is happening at the Library. Please share this information.

Presentation regarding Whittemore Park. Presenters Allie Carter, Economic Development Coordinator for the Town of Arlington and Naomi

Goals:

- 1, Improve circulation in the park
2. Increase visibility and prominence of the park
3. Cultivate opportunities for passive recreation, programs and events
4. Enhance historic, cultural and natural landscape in Arlington Center
5. Create a park that is democratic in that it can be used by many types of people
6. Create a park that is flexible in that it can be used for many types of activities
7. Create a park that is beloved, inspires stewardship, and is culturally appropriate for town

Existing diagram was shared pointing out the following:

1. Fragmented lawn with no central gathering place
2. Paths cut through the park and overwhelmingly focus on the Cutter House
3. Path cuts fragments train tracks, creates inaccessible condition
4. Benches/Resting places focus toward street

Proposed diagram was shared pointing out the following:

1. Central lawn for gathering and passive recreation
2. New entrances and circuit path bring people into the park
3. Train tracks restored to one continuous segment, accessible path runs along entire length

4. Benches/Resting places focus towards park and train tracks

Shared plans for Railing, Track treatment, Memorial Plaques and Signage, Appetite for using the park for some type of interpretation

1. Limited accessibility-
2. Treatment for the edges
3. Had been waiting for a soil sampling: results are good and there are no contaminated soils and can move forward with the track treatment
4. Use a resin bound aggregate in between the rails and the ties and is a more solid surface. (benefits to heavy use by children, limits tripping)
5. Score joints used to continue line of tracks into concrete
6. Allows for this whole area to be accessible
7. Samuel Whittemore Memorial will remain
8. Cyrus Dallin Museum Sign: will be relocated front and center for the museum
9. Ground markers (West Cambridge Railroad Station and Deacon John Adams House) that are eroded and illegible will be removed
10. Alan Hovhannes Memorial: Several meetings were held with donors of this memorial with Allie Carter. They like the visibility that it receives in the park. The plaque does not have to be affixed to the stone. Remove the plaque from the stone and relocate it as part of phase 2 along the side or rear of the Jefferson Cutter House.
11. The pieces of granite were transcribed and are not salvageable.
12. Signage that will remain in place: Josiah Russell/John Winslow Peirce House, John and Artemis Mirak Garden, The Honorable James Russell Memorial Garden, Adams Street, Mystic Street
13. Looking for an historian regarding the purpose of interpretation of the space. We have the intention that there could be other markers. This may be part of Phase 2.
14. The metal rails will be replaced with wood rails.
15. The bench furnishings will be replaced and new lanterns will be installed that are dark sky compliant.

It was determined that there will be another presentation to address comments made during the discussion of the presentation.

New Business: Announcement from Patrick Guthrie that after 20 years on the Commission he will be stepping off the Commission. Thank you for your dedication and service and expertise.

The Arlington Historical Commission adjourned at 10:20pm

The next Arlington Historical Commission meeting will be July 7, 2020.

For the Arlington Historical Commission, Victoria Rose, Recording Secretary.